

UNRESERVED REAL ESTATE AUCTION

Weaver Sale Yard, Rycroft, AB

WEDNESDAY, APRIL 13, 2010

Directions: 3 km west of Rycroft, AB.

1. All bidders must obtain a bidding number by properly registering prior to the commencement of the Real Estate Auction.
2. The Auctioneer reserves the right to accept or reject any bid and in cases of dispute, the Auctioneer's decision shall be final.
3. The Auctioneer shall declare the bidding closed when he has determined the highest bidder. The property shall be sold to the highest bidder regardless of price at unreserved public auction. The sale shall not be subject to any minimum bid or reserve price.
4. The successful bidder must:
 - **Pay a minimum non-refundable deposit of 10% of the purchase price (plus applicable GST) on sale day, with the balance of the purchase price being due on or before April 30, 2010. The closing and adjustment date shall be April 30, 2010.**
 - **Provide a letter guaranteeing sufficient funds from the bank of which funds will be drawn, on or before April 13, 2010. Closing date may be advanced if payment in full is submitted earlier.**
 - **Make final payment with a certified cheque.**
5. The Purchaser agrees to execute and deliver, immediately after the parcel being auctioned is declared sold, all such further documents as may be required to complete the sale of the property. The completion or closing of the real estate transaction will be handled by an agent of Royal LePage, The Realty Group.
6. The Purchaser must register the Land Title with Alberta Lands Department using an Alberta lawyer of the Purchaser's choice.
7. Any announcement by the Auctioneer shall take precedence over written material.
8. The Realtor and/or the Auctioneer are acting in a "sole agency capacity," they are representing the Seller in this transaction and are not an agent for the Buyer.
9. The property is being offered on an (AS IS) basis. All descriptions, measurements and acreage provided by the Seller and Auctioneers are to be used as a guide only. The Auctioneers and agents make no representations or warranties as to the condition or fitness of the property, environmental or otherwise, or any adjacent land or lands in close proximity to the property or which may in any way affect the property. Information supplied by the Auctioneer is taken from sources believed to be reliable. Each bidder shall have satisfied him/herself as to the location of the property, along with all descriptions before bidding.
10. The property may be subject to foreign ownership restrictions. Bidders are advised to consult with their own legal advisors prior to bidding to ensure they are eligible to purchase the property.

Located near Gordondale, AB

<u>Parcel</u>	<u>Description</u>	<u>Tillable Acres + or -</u>	<u>Total Acres + or -</u>	<u>SLR</u>
1.	SW-27-79-10-W6	140	147.74	\$3,550.00
2.	NW-27-79-10-W6	150	160	
3.	NE-9-79-10-W6	140	144.96	
4.	SW-9-79-10-W6	150	160	
5.	SW-34-79-10-W6	100	160	
6.	NW-34-79-10-W6	60	160	
7.	NW-35-79-10-W6	125	160	
8.	SW-35-79-10-W6	30	160	\$6,500.00

*SLR- surface lease revenue

For further information call Jeff Weaver at 780.864.7750 or John Krol at 780-814-1589

Real Estate transaction handled by:
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